

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA met on Monday, May 3, 2010 at 5:00 p.m. in the Showers City Hall, McCloskey Room, 401 North Morton Street, with President David Walter presiding.

I. ROLL CALL

Commissioners Present: David Walter, Michael Gentile, Elizabeth Kehoe, Michael Szakaly and John West

Commissioner(s) Absent: Jim Muehling

Staff Present: Lisa Abbott, Bob Woolford, Marilyn Patterson and Janet Roberts

Other(s) Present: Talisha Coppock, Monroe County Convention Center

II. READING OF THE MINUTES -- March 1, 2010; March 26, 2010; April 1, 2010 (not included)

III. EXAMINATION OF CLAIMS – Claims for April 16, 2010 for \$117,456.33; April 30, 2010 for \$82,109.69. The claims were unanimously approved.

IV. REPORT OF OFFICERS AND COMMITTEES.

A. Director's Report. Abbott reported receipt of the CDBG and HOME allocations for 2010. The allocations were a little more than the estimates used for the allocation process so adjustments were made according to the CAC CDBG agreements. She also stated the Consolidated Plan for 2010-2015 and the Annual Action Plan for 2010 have been submitted to HUD. The Comprehensive Annual Evaluation Report for 2009 is in process.

She then listed several items going on in the Department such as the neighborhood clean ups, the Blooming Neighborhood Awards, Bloomington in Bloom, Part Three of the Neighborhood Leadership Series, Small and Simple Grant applications and National Night Out at Crestmont. The Complete Census Count Committee is finished and Monroe County's mail in participation rate is 73%. She also informed them that they are wrapping up the CDBG Disaster Recovery grants for the City.

Abbott reminded the Commissioners that there is a public meeting regarding the Salvation Army's grant application on May 11, 2010. She stated the funding did not become available to them until recently and the applications are due on May 13, 2010.

B. Budget Summary Report

V. UNFINISHED BUSINESS.

None.

VI. NEW BUSINESS

A. RESOLUTION 10-12: Approval of Prospect Hill Neighborhood Improvement Grant.

Woolford explained there was approximately \$17,000 left over from the first round of Neighborhood Improvement Grants. The Prospect Hill Neighborhood came in on the second round with a request to expand on improvements that were funded a year ago. The project is for a table in the shelter, some steps and landscaping in the Building and Trades Park.

Michael Gentile moved to approve the resolution. John West seconded the motion. Resolution 10-12 was unanimously approved. **ADOPTED.**

B. RESOLUTION 10-13: Approval of Monroe County Convention Center Parking Lot Lease.

Because Inge VanderCruysse was unable to attend the meeting, she asked Abbott to inform the Commission that she had reviewed the agreement between the Bloomington Municipal Facilities Corporation (BMFC) and the Monroe County Convention Center Building Corporation regarding the Center's parking lot. The agreement covers the maintenance and operations services provided by the manage company. So far the collaboration has worked well and there are no concerns about the continuation of the agreement between the three parties. Everyone at the City involved in this collaboration is in favor of the existing relationship and would encourage the approval of this agreement and resolution.

Abbott invited Talisha Coppock for an update on what been happening at the Convention Center. Coppock stated they are going into the twentieth year of operation of the Center with a public/private partnership with the City, County and BMFC. The number of events held at the Center continues to

grow and the parking lot is an important part of their success. Coppock said they are still hoping to expand the Center at some time in the future.

Gentile asked how this lease differs from ones previously approved. Abbott said the prior lease included the City commitment to pave the parking lot which will not need to be done again for some time.

West asked if the fees that come into the City offset 100% of the expenses that are the City's responsibilities. Abbott said she did not know, but would find out. West said it is not clear to him whether the City is supposed to be subsidizing the parking or if we are a pass through. Abbott said she thinks if the City is subsidizing anything over and above the \$16,000; it is not very much and she does not think the administration would consider that a problem because of the economic dollars brought in by the events.

Szakaly said they should decide if the taxpayers are subsidizing the parking lot. He said it is more likely that the City is absorbing any risk beyond a certain point.

West also asked if the landscaping expense was per event or per year. Coppock said they considered it per year. The resolution was changed to reflect the landscaping expense is \$2,000 per year. There was also a small spacing problem that was corrected.

Michael Szakaly moved to approve the resolution as amended. John West seconded the motion. Resolution 10-13 was unanimously approved as amended. **ADOPTED.**

C. RESOLUTION 10-14: Approval of B-Line Phase I Expenditures from the Downtown TIF.

Williams explained that he is attempting to total all the outstanding change orders and calculate what the City's 20% share would be to a not to exceed figure. He is requesting \$23,000 for the City's 20% share of the remaining change orders. There are also Z items which are 100% on the City, but in this change order he has asked for up to \$4,000 to cover any outstanding Z items. Williams stated these are round numbers; they have not yet received final numbers for all remaining invoices. He believes it will be less than the \$23,000 for the change orders and less than 4,000 for the remaining Z items. The total request is for \$27,000.

The change order estimate is \$336,000 in additional costs – \$212,900 paid by INDOT, \$53,228 paid by the City and \$70,229 in Z items, most of which went to the Bloomington Banquet art piece. Of the \$70,000 the City was required to do spend for additional remediation above and beyond the original Brownfield grant, the City will be reimbursed for approximately \$40,000 by the second Brownfield grant.

West asked if the reimbursement goes back into the TIF. Abbott said she would check on the reimbursement.

Michael Gentile moved to approve the resolution. John West seconded the motion. Resolution 10-14 was unanimously approved. **ADOPTED.**

D. RESOLUTION 10-15: Approval of B-Line Phase I Additional Expenditures from

Downtown TIF. Williams reminded the Commission that he previously received approval for \$66,204.25 to pay for the 20% cost share of eligible construction and 100% of the Z items. The Z items are slightly high than his request – the bill is \$66,675.46. The difference is \$471.2; he is requesting \$472. to pay the bill. There is sometimes a difference between their estimate and what INDOT charges, but the INDOT figure is what must be paid.

John West moved to approve the resolution. Michael Szakaly seconded the motion. Resolution 10-15 was unanimously approved. **ADOPTED.**

Williams informed the Commission that Tri-County Builders who constructed the first phase of the B-Line is starting the second phase which is due to be completed by the end of July 2011.

VII. BUSINESS/GENERAL DISCUSSION

A. Goodman Rehab Loan. Abbott explained that in 1994 the Redevelopment Department did a rehab on the Goodman a property on 10th Street. The house is in a flood plain although it does not appear on a FEMA map, but floods on a regular basis. The Department fixed what was wrong with the house, but didn't solve the water problem so it has repeatedly flooded since that time. The property was hit very hard during the June 2009 flood. They are now working with the Salvation Army and United Way to rectify the situation. The plan is to raise the house four feet and put in other water remediation remedies. The Department is currently in second place on this very old mortgage. The United Way asked HAND to make the mortgage go away in order for them to be able to work out this situation for the family. Abbott is asking the Commission to forgive this loan.

The deferred loan amount a \$38,718 and has been on the books since 1994. The rehab included such things as replacing moldy wallboard and foundation damage due to water. The heat ducts were put back in under the floorboards and kept filling up with water. Several years ago the Department gave them an EHR to move the heat ducts to the attic.

West asked why the Department doesn't subordinate to the primary. Abbott said the Department would then be behind more than what the property would be worth. Szakaly asked about relocating the owners. Abbott said the family is not interested in moving. Szakaly said this could be a taxable event and would hate to see this become a tax burden to the family. He said it would be helpful to have the mortgage dollar figures before making the decision.

The Commissioners decided to table the request to the May 11th meeting.

B. Approval to List for Sale the Property at 977 Orris Drive. Patterson reported the two appraisals each came in for \$81,000. She said everything that needed updated it the house was done. The request is to list the house for \$81,000.

John West moved to allow Abbott to list the house and to sign the agreement. Michael Szakaly seconded the motion. The motion was unanimously approved.

C. Abbott informed the Commissioners that a request to purchase a new fire rescue truck for Fire Station #2 on W. Third will be on the June agenda. The estimates received from the Fire Department were less than \$300,000. She said the Whitehall TIF has plenty of money in it to support this expense.

Szakaly asked what will happen to the truck currently at Station #2. Abbott said it will go to the Station on E. Third and the old E. Third vehicle will be sold. Szakaly asked if the funds from that sale can go back into the TIF. Abbott said she would find out.

West asked about buying personal property from the TIF funds and clarification on how that fits the statue. Abbott said she and Margie Rice had discussed that issue and she would ask her to attend the June meeting to discuss it with the Commission.

VIII. ADJOURNMENT

It was moved and seconded to adjourn the meeting.

David Walter, President

Michael Gentile, Secretary

Date